

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 ROSELLA COURT WESTMEADOWS VIC 3049

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,500

Property type

House

Suburb

Westmeadows

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 WEIR PLACE WESTMEADOWS VIC 3049	\$735,000	08-Apr-22
4 TYLDEN PLACE WESTMEADOWS VIC 3049	\$680,000	12-Apr-22
29 KENNY STREET WESTMEADOWS VIC 3049	\$702,000	09-Apr-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 20 May 2022

**3 WEIR PLACE WESTMEADOWS
VIC 3049**

Sold Price

^{RS} **\$735,000** ^{UN}Sold Date **08-Apr-22** 4  1  -Distance **0.5km****4 TYLDEN PLACE WESTMEADOWS
VIC 3049**

Sold Price

^{RS} **\$680,000**Sold Date **12-Apr-22** 4  1  1Distance **0.65km****29 KENNY STREET
WESTMEADOWS VIC 3049**

Sold Price

^{RS} **\$702,000**Sold Date **09-Apr-22** 3  1  2Distance **1.78km****RS** = Recent sale**UN** = Undisclosed Sale

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